## FORM D

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 205499

FORM D

# NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR UNIFORM LIMITED OFFERING EXEMPTION

. 1	OMB APPRO	OVAL
ع ا	OMB Number:	3235-0076
3	Expires:	
	Estimated average	e burden
	hours per respons	
	SEC USE ON	NLY

DATE RECEIVED

Prefix

6 B

Name of Offering ( check if this is an amendment and name has changed, and indicate ch	range.)
Class A and Class B Limited Liability Company Membership Interests	
	Section 4(6) ULOE
Type of Filing: New Filing 💟 Amendment	
A. BASIC IDENTIFICATION DA	TA III III III III III III III III III I
1. Enter the information requested about the issuer	
Name of Issuer ( check if this is an amendment and name has changed, and indicate changed	ge.) 08048634
Rainier Income & Growth Fund III, LLC	
Address of Executive Offices (Number and Street, City, State, Z	(ip Code) Telephone Number (Including Area Code)
13760 Noel Road, Suite 800, Dallas, Texas 75240	214-234-8200
Address of Principal Business Operations (Number and Street, City, State, if different from Executive Offices)	Zip Code) Telephone Number (Including Area Code)
Brief Description of Business	
Real Estate Investment.	
	DDOCESSEU_
Type of Business Organization	PROOL
corporation limited partnership, already formed.	other (please specify):
business trust I limited partnership, to be formed	other (please specify):  MAY 1 9 2008
Month Year	Estimated THOMSON REUTERS
Actual or Estimated Date of Incorporation or Organization: 0 9 0 6 📝 Actual	Estimated THOMSON KLUILING

### GENERAL INSTRUCTIONS

#### Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

CN for Canada; FN for other foreign jurisdiction)

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State:

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

## State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

## **ATTENTION**

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

# A. BASIC IDENTIFICATION DATA Enter the information requested for the following: Each promoter of the issuer, if the issuer has been organized within the past five years; Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer. Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and Each general and managing partner of partnership issuers. Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer ☐ Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) General and/or Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Beneficial Owner Executive Officer Director General and/or Promoter Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Promoter Beneficial Owner Executive Officer Director General and/or Check Box(es) that Apply: Managing Partner Full Name (Last name first, if individual) (Number and Street, City, State, Zip Code) Business or Residence Address

1. Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering?
Answer also in Appendix, Column 2, if filing under ULOE.  2. What is the minimum investment that will be accepted from any individual?  3. Does the offering permit joint ownership of a single unit?  4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.  Full Name (Last name first, if individual)
2. What is the minimum investment that will be accepted from any individual?  Yes No  Does the offering permit joint ownership of a single unit?  Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.  Full Name (Last name first, if individual)
Yes No  3. Does the offering permit joint ownership of a single unit?  4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.  Full Name (Last name first, if individual)
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or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.  Full Name (Last name first, if individual)
Full Name (Last name first, if individual)
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Condon, Robert S.
Business or Residence Address (Number and Street, City. State, Zip Code)
801 Cedar Street, Suite 200, Berkeley, CA 94710
Name of Associated Broker or Dealer  Commonwealth Financial Network
States in Which Person Listed Has Solicited or Intends to Solicit Purchasers
(Check "All States" or check individual States)
AL AK AZ AR CA CO CT DE DC FL GA HI ID
IL IN IA KS KY LA ME MD MA MI MN MS MO
MT NE NV NH NJ NM NY NC ND OH OK OR PA
RI SC SO TN TX UT VT VA WA WV WI WY PR
Full Name (Last name first, if individual) Gillis, E. Neil
Business or Residence Address (Number and Street, City, State, Zip Code)
107 S. 1st Street, Richmond, VA 23219
Name of Associated Broker or Dealer  Commonwealth Financial Network
States in Which Person Listed Has Solicited or Intends to Solicit Purchasers
(Check "All States" or check individual States)
AL AK AZ AR CA CO GM DE DC GK GA HI ID
AL AK AZ AR CA CO COT DE DC TV. GA HI ID  IL IN IA KS KY LA ME MD MA MI MN MS MO
MT NE NV NH NJ NM NY NC ND OH OK OR PA
RI SC SD TN TX UT VT WA WA WV WI WY PR
Full Name (Last name first, if individual)  Green, William
Business or Residence Address (Number and Street, City, State, Zip Code)
1225 N. Loop West, Suite 1030, Houston, TX 77008
Name of Associated Broker or Dealer
Commonwealth Financial Network  States in Which Person Listed Has Solicited or Intends to Solicit Purchasers
(Check "All States" or check individual States)
AL AK AZ AR CA CO CT DE DC VA GA HI ID
V. IN IA KS KY LA ME MD MA MI MN MS MO
MT NE NV NH NJ NM NY NC ND OH OK OR PA RI SC SD TN TX UT VT VA WA WV WI WY PR

					B. 13	NFORMATI	ON ABOU	T OFFERI	NG				
	11 .1		1 . 1						thia offari			Yes	No
1.	Has the	issuer solo	l, or does th									X	
2	Answer also in Appendix, Column 2, if filing under ULOE.  What is the minimum investment that will be accepted from any individual?											s 8,5	00.00
2.	What 15	the minim	um mvesm	ient mat w	in be acce	pted from a	my matvid	uar:	***************************************		••••••	Yes	No.
3.			permit join									ĸ	
4.	commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.												
	II Name (I		first, if ind	ividual)									
			Address (N	lumber and	I Street, Ci	ity, State, Z	in Code)		····				<del></del>
			, Franklin,			,,,	,						
			oker or De	aler									
		nancial All											
Sta			Listed Has										
	(Check	"All States	s" or check	individual	States)							□ AI	l States
	AL IL MT	AK IN NE SC	IA NV SD	KS NH	CA KY NJ TX	CO LA NM UT	ME NY VT	MD NC VA	MA ND WA	FL MI OH WV	GA MN OK WI	MS OR WY	MO PA PR
	II Name ( Michael		first, if ind	ividual)						-			
			Address (? hmond, VA		d Street, C	City, State, 2	Zip Code)		•				
Nai	me of As:	sociated Bi	roker or De	aler	•								
			ncial Netwo										
Sta			Listed Ha										
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	ll Name ( mero, Mi		first, if ind	ividual)	· · · · · · · · · · · · · ·						4, -1		
Bu	siness or	Residence	Address (1	Number an	d Street, C	ity, State,	Zip Code)						
			reeley, CO										
			roker or De	aler									
	apwest South		Listed Ha	s Solicited	or Intends	to Solicit	Purchasers						
544			s" or check									☐ Al	l States
	AL IL MT	AK IN NE SC	IA NV SD	AR KS NH TN	CA KY NJ TX	CO LA NM UT	CT ME NY VT	DE MD NC VA	DC MA ND WA	FL MI OH WV	GA MN OK WI	HI MS OR WY	ID MO PA PR

					B. II	NFORMAT	ION ABOU	T OFFERI	NG		· · · · · · · · · · · · · · · · · · ·		
_	Hootho	laanas auto	l a= daga (1			11 to non n	nanaditad i		the in a CC and	0		Yes	No
1.	rias inc	issuer son	l, or does th							•	****************	X	
2	Answer also in Appendix, Column 2, if filing under ULOE.  2. What is the minimum investment that will be accepted from any individual?										s 8,5	00.00	
2.	2. What is the mannam investment that will be accepted from any marvioual.									***************************************	Yes	No.	
3.	3. Does the offering permit joint ownership of a single unit?									************	K		
4.	4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, ar commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering												
	If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such												
			you may s		e informati	on for that	broker or	dealer only	7.				
	I Name (I nite, Sand		first, if ind	ividual)									
Bus	siness or	Residence	Address (N	lumber and	l Street, Ci	ity, State, Z	Lip Code)						•
			uite 1030, l		TX 77008								
			oker or De cial Netwo										
			Listed Has		or Intends	to Solicit	Purchasers						
	(Check	"All States	" or check	individual	States)								l States
	AL	AK	A/Z	[AR]	CA	CO	CT	DE	DC	EL	[GA]	HI	[ID]
	IZ.	IN	ĪA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
	MT	NE	NV	NH	NJ	NM	NY	NC	ND	OH		OR	PA
	RI	SC	SD	TN	TX	UT	VT	<b>V</b> A	WA	[WV]	WI	WY	PR
Ful	l Name (I	Last name	first, if indi	ividual)									
Bus	siness or	Residence	Address (1	Number an	d Street, C	ity, State, 2	Zip Code)				·····		
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Nar	ne of Ass	ociated Br	oker or De	aler									
Stat	tes in Wh	ich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers						
	(Check	"All States	or check	individual	States)					•	•••••	All States	
	AL	AK	AZ	ĀR	CA	CO	СТ	DE	DC	FL	GA	HI	ID
	II.	IN	IA	KS	KY	LA	ME	MD	MA	MI		MS	MO
	MT	NE	NV	NH	NJ	NM	NY	NC	ND	OH)		OR	PA
	[RI]	[SC]	SD	[TN]	TX	UT	VΤ	VA	WA	[WV]	[W1]	WY	PR]
Ful	l Name (l	Jast name	first, if indi	ividual)									
Bus	siness or	Residence	Address (1	Number an	d Street, C	ity, State,	Zip Code)						
Nar	ne of Ass	ociated Br	oker or De	aler									
Stat	tes in Wh	ich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers						
			" or check							·····			l States
	AL	ΛK	ΛZ	AR	СЛ	CO	CT	DE	DC	FL	GA	Ш	ID
	IL	IN	IA	KS	KY	LA	ME	MD	MA	MI		MS	MO
	MT)	NE SC	NV SD	NH TN	NJ TX	NM UT	NY VT	NC VA	ND WA	OH) WV		OR. WY	PA PR

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

# C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

l.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.		
	Type of Security	Aggregate Offering Price	Amount Already Sold
	Debt	0.00	s 0.00
		§ 0.00	s 0.00
	Common Preferred		<b>5</b>
	Convertible Securities (including warrants)	0.00	0.00 \$
	Partnership Interests		\$ 0.00
	Other (Specify Membership Interests )		\$ 16,311,834.44
		\$	\$_10,011,004.44
2	Answer also in Appendix, Column 3, if filing under ULOE.		
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."		
		Number Investors	Aggregate Dollar Amount of Purchases
	Accredited Investors		\$ 15,766,834.55
	Non-accredited Investors	15	\$_545,000.00
	Total (for filings under Rule 504 only)		\$
	Answer also in Appendix, Column 4, if filing under ULOE.		
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.		
	•	Type of	Dollar Amount
	Type of Offering	Security	Sold
	Rule 505	N/A	\$
	Regulation A	N/A	\$
	Rule 504	N/A	\$
	Total		\$_0.00
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees		\$
	Printing and Engraving Costs		\$
	Legal Fees	<b>Z</b>	\$_60,000.00
	Accounting Fees		\$
	Engineering Fees		\$
	Sales Commissions (specify finders' fees separately)	_	\$ 3,600,000.00
	Other Expenses (identify) Due Diligence, Marketing, Organizational & Offering, Wholesale		\$ 2,065,000.00
	Total	_	\$ 5,725,000.00

C. OFFERING PRICE	E, NUMBER OF INVESTORS, EXPENSES AND US	SE OF PROCEEDS	
and total expenses furnished in response to Pa	ate offering price given in response to Part C — Que art C — Question 4.a. This difference is the "adjuste	ed gross	\$
each of the purposes shown. If the amoun	ross proceed to the issuer used or proposed to be u t for any purpose is not known, furnish an estime total of the payments listed must equal the adjusted to Part C — Question 4.b above.	ate and	
		Payments to Officers, Directors, & Affiliates	
Salaries and fees			
Purchase, rental or leasing and installation			
	and facilities	<del></del>	<del></del>
Acquisition of other businesses (including offering that may be used in exchange for	the value of securities involved in this		
		_	_
		_	
		<del></del>	
		 🔲 \$	_ 🗆 \$
Column Totals		s 0.00	\$ 44,275,000.0
Total Payments Listed (column totals adde	d)		44,275,000.00
	D. FEDERAL SIGNATURE	<del> </del>	
signature constitutes an undertaking by the issue	d by the undersigned duly authorized person. If the er to furnish to the U.S. Securities and Exchange Con-accredited investor pursuant to paragraph (b)	Commission, upon writ	
ssuer (Print or Type) Rainier Income & Growth Fund III, LLC	Signature	Date May 7, 2008	
Name of Signer (Print or Type)	Title of Signer (Print or Type)	•	
. Kenneth Dunn	President of Rainier Income & Growth	Fund III MM LLC, its	Managing Member

- ATTENTION -

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE		
1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?	Yes	No 🔀
	See Appendix, Column 5, for state response.		

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.
- The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the
  issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)	Signature	Date
Rainier Income & Growth Fund III, LLC	1/1/00	May 7, 2008
Name (Print or Type)	Title (Print or Type)	
J. Kenneth Dunn	President of Rainier Income & Growth Fur	nd III MM LLC, its Managing Member

#### Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

# **APPENDIX**

4	2						···		
	Intend to no accrecinvesto Sta (Part B	to sell on- dited ors in te -Item	Type of security and aggregate offering price offered in state (Part C-Item 1)		5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)				
State	Yes	No		Number of Accredited Investors	Amount	Number of Non- Accredited Investors	Amount	Yes	No
AL									
AK	Х		Membership Interests (\$125,000)	1	\$125,000	0	0		Х
AZ	X		Membership Interests (\$325,000)	5	\$325,000	0	0		Х
AR									
CA	Х		Membership Interests (\$1,666,471.11)	25	\$1,591,471.11	2	\$75,000		X
со	X		Membership Interests (\$400,000)	10	\$360,000	1	\$40,000		X
СТ	X		Membership Interests (\$100,000)	2	\$100,000	0	0		X
DE									
DC									
FL	х		Membership Interests (\$850,000)	10	\$850,000	0	0		X
GA	Х		Membership Interests (\$640,000)	15	\$640,000	0	0		X
н	Х		Membership Interests (\$450,000)	7	\$450,000	0	0		Х
ID	X		Membership Interests (\$65,000)	1	\$40,000	1	\$25,000		X
IL	X		Membership Interests (\$170,000)	3	\$170,000	0	0		X

IN	х	Membership Interests	1	\$50,000	0	0	X
IA		(\$50,000)					
KS	х	Membership Interests (\$115,000)	2	\$115,000	0	0	X
KY				,			
LA	Х	Membership Interests (\$83,500)	2	\$83,500	0	0	X
ME							
MD	Х	Membership Interests (\$225,000)	4	\$225,000	0	0	X
МА	Х	Membership Interests (\$1,265,000)	25	\$1,265,000	0	0	х
МІ	х	Membership Interests (\$305,000)	3	\$280,000	1	\$25,000	X
MN							
мѕ							
мо	X	Membership Interests (\$25,000)	1	\$25,000	0	0	X
мт							
NE	X	Membership Interests (\$20,000)	1	\$20,000	0	0	X
NV	Х	Membership Interests (\$153,763.44)	4	\$153,763.44	0	0	X
NH	Х	Membership Interests (\$290,000)	3	\$290,000	0	0	X
NJ							
NM							
NY	х	Membership Interests (\$110,000)	3	\$110,000	0	0	Х
NC	Х	Membership Interests (\$115,000)	4	\$115,000	0	0	X

ND							:	!
ОН			-					
ок								
OR	Х	:	Membership Interests (\$730,000)	8	\$695,000	1	\$35,000	Х
PA	х		Membership Interests (\$200,000)	3	\$200,000	0	0	X
RI								
sc								
SD	Х		Membership Interests (\$150,000)	1	\$150,000	0	0	Х
TN	Х		Membership Interests (\$150,000)	1	\$150,000	0	0	X
ТХ	Х		Membership Interests (\$2,481,600)	32	\$2,256,600	7	\$225,000	Х
UT	Х		Membership Interests (\$415,000)	4	\$415,000	0	0	Х
VT	Х		Membership Interests (\$100,000)	2	\$100,000	0	0	X
VA	Х		Membership Interests (\$3,736,500)	31	\$3,636,500	1	\$100,000	X
WA	Х		Membership Interests (\$550,000)	10	\$550,000	0	0	X
w	Х		Membership Interests (\$50,000)	1	\$50,000	0	0	X
Wi	х		Membership Interests (\$200,000)	ı	\$200,000	0	0	х
WY								
PR							-	

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